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ORDINANCE 108226

AN ORDINANCE relating to historic preservation, imposing controls upon and granting incentives for the Ballard/Howe House, a Landmark designated by the Landmarks Preservation Board under Ordinance 106348.

WHEREAS, the Landmarks Ordinance (106348) establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, The Landmarks Preservation Board after a public meeting on May 17, 1978 voted to approve the nomination of the Ballard/Howe House, 22 West Highland Drive, Seattle for consideration of designation as a Landmark under Ordinance 106348; and

WHEREAS, after a public hearing on June 21, 1978, the Board voted to approve the designation of the Ballard/Howe House as a Landmark under Ordinance 106348; and

WHEREAS, on March 21, 1979 the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council imposition of the agreed upon controls and granting of the incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the Landmarks Preservation Board has approved the designation of the Ballard/Howe House, more particularly described as the West 106 feet of lots 6 and 7, and the West 106 feet of the South 30 feet of lot 8, all in block 9 of Comstock Addition to The City of Seattle, as a Landmark based upon satisfaction of the following criteria of Ordinance 106348:

- (1) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, city, state or nation; and
- (2) It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and

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1 (3) It is an outstanding work of a designer or builder;
2 and

3 (4) Because of its prominence of spatial location,
4 contrasts of siting, age, or scale, it is an
5 easily identifiable visual feature of its neighborhood
6 or the city and contributes to the distinctive
7 quality or identity of such neighborhood or the
8 city.

9 Section 2. The following controls upon alteration of
10 the landmark are hereby imposed:

11 A Certificate of Approval must be obtained or the time
12 for denying a Certificate of Approval must have expired
13 before the owner may make alterations to the entire
14 exterior of the structure and site. Any in-kind maintenance
15 and repair for the above noted features shall be excluded
16 from the above controls.

17 Section 3. The following economic incentives are
18 hereby made available to the owner:

- 19 1. The incentives available to all Seattle Landmarks
20 under the City's Zoning Ordinance;
- 21 2. Historic Preservation Grants-in-Aid funds, on an
22 application basis, should the property be entered
23 in the National Register of Historic Places;
- 24 3. Benefits available under the Tax Reform Act of
25 1976 should the property be entered in the National
26 Register of Historic Places;
- 27 4. The Board will exercise its best efforts with the
28 owner and/or the owner's agents in securing necessary
and/or potentially available local, state and
federally offered financial and other incentives
that will aid in ensuring the continued historical
preservation of the structure and site; and

5. The Board agrees to provide written support and to participate in any public hearings concerning land use, zoning and building code applications that would further restoration efforts.

Section 4. Enforcement of this Ordinance and penalties for its violation shall be as provided in Section 14.08 of Ordinance Number 106348.

Section 5. The City Clerk is hereby directed to record this ordinance with the King County Director of Records and Elections, deliver two copies to the City Historic Preservation Officer, 400 Yesler Building, and deliver one copy to the Superintendent of Buildings.

Section 6. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 14 day of May, 1977,
and signed by me in open session in authentication of its passage this 14 day of
May, 1977.

John Miller
President of the City Council.

Approved by me this 21 day of May, 1977.

Charles Roney
Mayor.

Filed by me this 21 day of May, 1977.

Attest: E. L. King
City Comptroller and City Clerk.

(SEAL)

Published _____

Rayne Ferguson
Deputy Clerk.